

MINUTES OF THE REGULAR MEETING

OF THE

COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY

August 21, 2007

The Commissioners of the Chicago Housing Authority held its Regular Meeting on Tuesday, August 21, 2007, at 8:30 a.m. at the Mark T. Skinner Elementary School, 1443 N. Ogden, Chicago, Illinois.

Chairperson Nesbitt called the meeting to order and upon roll call, those present and absent were as follows:

Present:	Martin Nesbitt
	Hallie Amey
	Dr. Mildred Harris
	Michael Ivers
	Bridget O'Keefe
	Carlos Ponce
	Mary Wiggins
	Sandra Young

Absent:	None
---------	------

Also present were Sharon Gist Gilliam, Chief Executive Officer, Adrienne Minley, Chief of Staff; Jorge Cazares, General Counsel; Chicago Housing Authority Staff Members and the General Public.

There being a quorum present, the meeting duly convened and business was transacted as follows:

Sharon Gist Gilliam, Chief Executive Officer, then presented her monthly report. Ms. Gilliam commenced her report by announcing the closing of Parkside of Old Town Phase I. According to the CEO, this \$35.6 million deal will create 111 rental units, including 35 CHA, 48 affordable rentals and 28 market rate. Delivery of the first units is scheduled for January 2009. Another recent closing, per Ms. Gilliam, is Roosevelt Square Phase II. The \$54 million project will include 128 CHA and 55 affordable units spread over five blocks just west of Phase I on Roosevelt Road. Ms. Gilliam then provided the public with information regarding the August 9th Windows Scholarship event and CHA's contribution of \$5000 in lieu of participating in the Bud Biliken Parade. Ms. Gilliam concluded her report by announcing that the largest class in the history of the Family Self Sufficiency program graduated on July 21. Thirty-two graduates received their diplomas. Eight of the graduates purchased homes, and four achieved complete financial self sufficiency and no longer need voucher program assistance.

The Chairperson then convened the Public Hearing portion of the meeting by inviting residents and the public at large to address the Board.

Immediately following the Public Hearing portion of the meeting, a Motion was introduced and seconded to adjourn to Executive Session. The Chairperson announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately one (1) hour to discuss pending, probable or imminent litigation, collective negotiating matters, security and personnel matters.

The Commissioners subsequently reconvened in Open Session and Chairman Nesbitt thereupon introduced the Resolutions discussed in Executive Session. Commissioner Young then presented a Motion for approval of the resolution for Executive Session Item 1.

Executive Session Item 1

RESOLUTION NO. 2007-CHA-101

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated August 1, 2007, requesting that the Board of Commissioners approves the Personnel Actions Report for July 2007.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the Personnel Actions Report for July 2007.

The Motion to adopt resolution for Executive Session Item 1 was seconded by Commissioner Harris and the voting was as follows:

Ayes: Martin Nesbitt
Hallie Amey
Dr. Mildred Harris
Michael Ivers
Bridget O’Keefe
Carlos Ponce
Mary Wiggins
Sandra Young

Nays: None

The Chairperson thereupon declared said Motion carried and said Resolution adopted.

Commissioner Young, Chairperson of the Tenant Services Committee, then presented her report. Per Commissioner Young, the Tenant Services Committee Meeting was held on Wednesday, August 15, 2007 at approximately 1:10 p.m. at the 60 East Van Buren Corporate Offices. Andy Teitelman, Deputy Managing Director, and representatives from Holsten presented the Committee with an update on Community and Social Services at Hilliard and Cabrini/Parkside.

Commissioner Young then introduced an Omnibus Motion for the adoption of Resolutions for Items A1 thru A4, discussed, voted and recommended for Board approval by the Tenant Services Committee.

(Item A1)

In October 1999, the CHA embarked upon its Plan for Transformation. One of its major goals is to promote self-sufficiency for CHA residents and relocatees. The Office of Resident Services is the arm of the organization responsible for achieving this goal. As a next step in ensuring that services are provided efficiently and effectively to residents by the Office of Resident Services and its contracted and intergovernmental partners the Office of Resident Services plans to evaluate and map its existing plan for social service provision to residents, develop a collaborative process for identifying best practices that includes key stakeholders, and create a plan for realigning services. The goal of this plan would be to reduce duplication of services, develop accountability for contractors, potentially reduce costs, and maximize the effectiveness of services provided to CHA residents. A Request for Proposal was advertised in May 2007. In addition to advertising, 43 firms were directly solicited. Of the five respondents who submitted proposals, three were determined to be within the competitive range. Based upon an evaluation of the written proposals, the evaluation committee recommended contract award to DAH Consulting, Inc. Accordingly, the resolution for Item A1 approves award of contract to DAH Consulting Inc.

RESOLUTION NO. 2007-CHA-102

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated August 15, 2007 entitled, “AUTHORIZATION TO ENTER INTO A CONTRACT WITH DAH CONSULTING, INC. TO DEVELOP A PLAN TO REALIGN SOCIAL AND WORKFORCE DEVELOPMENT SERVICES PROVIDED BY THE CHICAGO HOUSING AUTHORITY, ITS CONTRACTED SERVICE PROVIDERS AND INTERGOVERNMENTAL AGENCY PARTNERS”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or her designee to enter into a firm fixed fee contract with DAH Consulting, Inc. to develop a plan to realign social and workforce services provided by the Chicago Housing Authority, its contracted service providers and intergovernmental agency partners for a base term of 6 month period (“Phase I Services”) for the amount of \$285,637.50 with one one-year option at CHA’s sole discretion to assist the CHA with implementation of the plan for realigning services and provide consultation and training for CHA staff and contractors on the new service delivery model, realignment plan, department goals and outcomes (“Optional Phase II Services”) in the amount of \$185,375.50, subject to compliance with the CHA’s M/W/DBE and Section 3 requirements. The total compensation amount for both Phase I Services and Optional Phase II Services is \$471,012.50.

(Item A2)

The resolution for Item A2 approves contract extension with LR ABLA LLC. Based upon LR ABLA’s performance on the Contract to date and the availability of funding, the CHA desires to extend the Contract for an additional year for the period of October 1, 2007 through September 30, 2008. The requested additional funding for the Contract’s 1-year extension, when added to the remaining balance available at the end of the current term of the Contract, will allow LR ABLA to continue servicing the 125 families who moved into the redeveloped Roosevelt Square community in FY2006 as well as the 695 families being screened for move-in. The services to be rendered during the extension year will continue to focus on assisting residents through the screening process, including assistance with presenting accurate documentation to meet the screening criteria, job placement and retention services, among other necessary services. In addition, LR ABLA will offer post-occupancy services to help residents maintain their housing.

RESOLUTION NO. 2007-CHA-103

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated August 15, 2007, entitled “RECOMMENDATION TO EXTEND CONTRACT NO. 0663 WITH LR ABLA LLC TO PROVIDE COMMUNITY AND SUPPORTIVE SERVICES FOR FAMILIES RELOCATING TO THE ROOSEVELT SQUARE COMMUNITY”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or her designee to extend Contract No. 0663 with the LR ABLA LLC (“Contract”) to provide community and supportive services for CHA families relocating to the redeveloped Roosevelt Square Community for the period of October 1, 2007 through September 30, 2008, and to increase the Contract’s funding in an amount not-to-exceed \$1,031,984.40 adding it to the carryover balance available at the end of the current term. The Contract’s new total not-to-exceed compensation amount will be \$4,750,025.40.

(Item A3)

The resolution for Item A3 approves the tenant selection plan, lease, lease riders, and bylaws to be used for Robert Taylor Homes and Washington Park Homes replacement housing units at the private off-site development known as Legends South Phase C-2, It is understood that the developer has an interest and desire to implement its own lease forms and policy that encourages consistent community standards for the effective management of its development. The property specific requirements for applicants contained in the admissions and continued occupancy policy are based on the CHA’s Minimum Tenant Selection Plan. These documents have been reviewed by the CHA, the Developer, Robert Taylor LAC and Washington Park LAC, and recommend the documents as acceptable. A public comment period was held from July 12, 2007 through August 10, 2007. A public comment hearing was held on August 1, 2007 at the Family Investment Center. Notice for the 30 day public comment period and comment hearing was provided to the public and consideration will be given to any forthcoming comments prior to finalizing the documents.

RESOLUTION NO. 2007 -CHA-104

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated August 15 2007, entitled “AUTHORIZATION FOR APPROVAL OF THE TENANT SELECTION PLAN, LEASE, LEASE RIDERS, AND BYLAWS FOR ROBERT TAYLOR HOMES AND WASHINGTON PARK HOMES REPLACEMENT HOUSING AT THE PRIVATE OFF-SITE DEVELOPMENT KNOWN AS LEGENDS SOUTH PHASE C-2 AND TO AMEND THE CHA ADMISSIONS AND CONTINUED OCCUPANCY POLICY TO INCORPORATE SUCH DOCUMENTS AS AN ADDENDUM THERETO”

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the attached form of tenant selection plan, lease, lease riders, and bylaws in substantially the form presented to the Board for the Robert Taylor Homes and Washington Park Homes replacement housing at the development known as Legends South Phase C-2. The Chairperson of the Board or the Chief Executive Officer is hereby authorized to approve final changes in these forms, including, but not limited to, changes based on HUD requirements, or resulting from any applicable notice and comment process. Such approval shall constitute conclusive evidence of the Board’s approval of any and all such changes.

(Item A4)

The resolution for Item A4 approves the tenant selection plan, lease, lease riders, and bylaws to be used for Madden Park/Ida B. Wells Homes replacement housing units at Oakwood Shores Phase 2A. The property specific requirements for applicants contained in the attached admissions and continued occupancy policy are based on the CHA’s Minimum Tenant Selection Plan. These documents have been reviewed by the CHA, the Developer, Madden Park/Ida B. Wells Homes LAC, and recommend the documents as acceptable. A public comment period was held from July 10, 2007 through August 8, 2007. A public comment hearing was held on July 24, 2007 at the Monumental Baptist Church. Notice for the 30 day public comment period and comment hearing were provided to the public and consideration will be given to any forthcoming comments prior to finalizing the documents.

RESOLUTION NO. 2007-CHA-105

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated August 15, 2007, entitled “AUTHORIZATION FOR APPROVAL OF THE TENANT SELECTION PLAN, LEASE, LEASE RIDERS, AND BYLAWS FOR MADDEN PARK/IDA B. WELLS HOMES REPLACEMENT HOUSING AT THE PRIVATE ON-SITE DEVELOPMENT KNOWN AS OAKWOOD SHORES PHASE 2A AND TO AMEND THE CHA ADMISSIONS AND CONTINUED OCCUPANCY POLICY TO INCORPORATE SUCH DOCUMENTS AS AN ADDENDUM THERETO”

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the attached form of tenant selection plan, lease, lease riders, and bylaws in substantially the form presented to the Board for the Madden Park/Ida B. Wells Homes replacement housing at the development known as Oakwood Shores Phase 2A. The Chairperson of the Board or the Chief Executive Officer is hereby authorized to approve final changes in these forms, including, but not limited to, changes based on HUD requirements, or resulting from any applicable notice and comment process. Such approval shall constitute conclusive evidence of the Board’s approval of any and all such changes.

The Omnibus Motion to adopt resolutions for Items A1 through A4 was seconded by Commissioner Harris and the voting was as follows:

Ayes:	Martin Nesbitt
	Hallie Amey
	Dr. Mildred Harris
	Michael Ivers

Bridget O’Keefe
Carlos Ponce
Mary Wiggins
Sandra Young

Nays: None

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Tenant Services Committee report was also accepted in total.

Commissioner Ivers, then presented the report for the Operations and Facilities Committee. Per Commissioner Ivers, the Operations and Facilities Committee Meeting was held on Wednesday, August 15, 2007 at 1:50 p.m. at the 60 East Van Buren Corporate offices.

Commissioner Ivers then introduced an Omnibus Motion for the adoption of the Resolutions for Items B1 thru B3 and B5 thru B12 discussed, voted and recommended for Board approval by the Operations and Facilities Committee.

(Item B1)

After extensive market research, the CHA determined that it could significantly reduce the cost of procuring appliances by obtaining the appliances directly from a manufacturer. A Request for Proposal for an annual requirements contract was advertised in May 2007 in area newspapers. In addition, the solicitation was placed on CHA’s website and Buy-Speed. Of the three proposals received and evaluated it was determined that all three firms were in the competitive range. After negotiation of the Best and Final Offers, the evaluation committee determined that General Electric Company had the best overall customer service, training and warranty programs, as well as providing the best overall economic value to provide the required appliances. Accordingly, the resolution for Item B1 approves award of contract to General Electric.

Commissioner O’Keefe abstained from voting on Item #B1 only.

RESOLUTION NO. 2007-CHA-106

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated August 7, 2007 entitled “AUTHORIZATION TO ENTER INTO A CONTRACT WITH GENERAL ELECTRIC COMPANY TO PROVIDE VARIOUS APPLIANCES TO THE CHICAGO HOUSING AUTHORITY”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or her designee to enter into a contract with General Electric Company for a three (3) year base term and two (2) one-year option periods, to provide various appliances to the Chicago Housing Authority in an amount not to exceed \$3,600,000.00.

The resolutions for Items B2, B3, B5, B6, B7 and B8 approves ratification of the extension of contracts of the private property management agreements with the respective property manager to manage various CHA residential properties. The CHA first introduced private management of its public housing in the 1980s with its scattered sites programs as a condition of court receivership. Private Management of public housing was expanded thereafter to a limited number of troubled high-rise family properties in the late 1980’s. By 2000, all CHA residential properties had been turned over to private managers. The units owned by CHA in mixed income properties are also privately managed. Some of the primary responsibilities of the property management companies are: rent collection, emergency and non-emergency work orders, resident eligibility re-examinations, unit and building systems inspections, property budget/expenditure reporting and assessments, lease enforcement, referral of residents to social services and risk management. The overall performance of the property managers in the following areas were considered satisfactory and have consistently shown marked improvement: lease management, financial accountability, risk management and compliance.

(Item B2)

RESOLUTION NO. 2007-CHA-107

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated August 15, 2007, titled, “Ratification of the Extension of The Private Property Management Agreements With the Woodlawn Community Development Corp To Manage Various CHA Residential Properties”.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners ratifies the one year extension of the private property management agreements with the Woodlawn Community Development Corp. to manage various CHA residential properties.

(Item B3)

RESOLUTION NO. 2007-CHA-108

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated August 15, 2007, titled, “Ratification of the Extension of the Private Property Management Agreements with East Lake Management and Development Corporation to Manage Various CHA Residential Properties”.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners ratifies the one year extension of the private property management agreements with East Lake Management to manage various CHA residential properties.

(ITEM B4 - THIS NUMBER NOT USED)

(Item B5)

RESOLUTION NO. 2007-CHA-109

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated August 15, 2007, titled, “Ratification of the Extension of The Private Property Management Agreement With Legum & Norman To Manage Various CHA Residential Properties”.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or her designee to authorize the ratification of the extension of the private property management agreement with Legum & Norman to manage various CHA residential properties.

(Item B6)

RESOLUTION NO. 2007-CHA-110

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated August 15, 2007, titled, “Ratification of the Extension of the Private Property Management Agreements With U. S. Residential To Manage Various CHA Residential Properties”.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners ratifies the one year extension of the private property management agreements with U. S. Residential to manage various CHA residential properties.

(Item B7)

RESOLUTION NO. 2007-CHA-111

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated August 15, 2007, titled, “Authorization To Extend The Private Property Management Agreements With Urban Property Advisors To Manage Various CHA Residential Properties”.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or her designee to extend the private property management agreement for one year with Urban Property Advisors to manage various CHA residential properties.

(Item B8)

RESOLUTION NO. 2007-CHA-112

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated August 15, 2007, titled, “Authorization To Extend The Private Property Management Agreements With The Habitat Company To Manage Various CHA Residential Properties”.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or her designee to extend the private property management agreements for one year with the Habitat Company to manage various CHA residential properties.

(Item B9)

The CHA advertised an Invitation for Bid (IFB) in June 2007 for exterior masonry facade repairs at the Zelda Ormes Apartment. The IFB was advertised in area newspapers and on the CHA website. The CHA also directly solicited seven vendors. Of the two bids opened and received All-Bry Construction Company / Sandsmith J.V. was determined to be the lowest responsive, responsible bidder. The Zelda Ormes Apartments located at 116 West Elm Street is a 13 story masonry structure built in 1976. After a thorough and detailed inspection by the firm of Hasbrouck Peterson Zimoch and Sirirattumrong (HPZS) emergency facade repairs were completed and a comprehensive scope of work was developed to address the building’s long term facade needs. That scope of work then served as the catalyst for the IFB. Accordingly, the resolution for Item B9 approves award of contract to All-Bry Construction.

RESOLUTION NO. 2007-CHA-113

WHEREAS, the Board of Commissioners has reviewed Board Letter dated August 15, 2007 entitled “Authorization to execute a Contract with All-Bry Construction Company and Sandsmith Construction, Inc., Joint Venture for the exterior masonry façade repairs at Zelda Ormes Apartments (aka 116 West Elm St. or LaSalle & Division Apartments.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or her designee to execute a contract with All-Bry Construction Company and Sandsmith Construction, Inc., Joint Venture, in an amount not to exceed \$2,100,000.00 for the exterior masonry façade repairs at Zelda Ormes Apartments.

(Item B10)

Altgeld/Murray Development is currently undergoing modernization. Part of the modernization efforts include the construction of two laundry facilities. Accordingly, an RFP for the supply, delivery and maintenance of washers, dryers and laundry room equipment was advertised on CHA’s website in June 2007. In addition to advertising, seven laundry firms which includes two MBEs were directly solicited. A highly recommended site visit and pre-proposal conference were also held. Of the two responses received it was determined that Coinmach was the most responsive and responsible vendor since they would provide: high-efficient equipment; an extensive preventative maintenance program; a fixed percentage of gross revenues not tied to occupancy levels; a convenient and secure debit card laundry system; guaranteed response time to all service calls within nine business hours of receipt; and a computerized dispatch system that logs all service calls, which increases efficiency. The resolution for Item B10, therefore, approves award to Coinmach Corporation for the provision of laundry facilities and services to

residents of various CHA buildings, including the supply, delivery and maintenance of laundry equipment.

RESOLUTON NO. 2007-CHA-114

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated August 15, 2007, titled, “Ratification of a Contract with Coinmach Corporation for the Provision of Laundry Facilities and Services at Altgeld/Murray Development”,

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or her designee to enter into a five-year revenue sharing contract, with a one-year extension option, with Coinmach Corporation to provide laundry facilities and services to residents at the Altgeld/Murray Development.

(Item B11)

The resolution for Item B11 approves submission of a Mixed-Finance Proposal, Disposition Application and Evidentiaries to HUD; commit up to \$9,000,000 of CHA Funds to the Robert Taylor Phase C-2 rental redevelopment and execute ground lease(s) for four parcels of CHA land to Legends C-2, LLC. Brinshore-Michaels development team was the successful respondent to CHA’s solicitation for planning and implementation of the redevelopment of Robert Taylor Homes. The master plan for Robert Taylor Homes (now known as Legends South) is a holistic urban redevelopment plan that transforms, revitalizes the current site and surrounding neighborhood, and reintegrates Robert Taylor residents into the broader community. Phase C-2 rental, the second phase of the Robert Taylor Homes Phase C off-site redevelopment, will consist of approximately 118 units of rental housing and a management office. Of the 118 units, it is expected that 23 will be market-rate and that 95 will be affordable low-income housing tax credit units, including 52 which will be set aside for public housing residents. The development will be located in an area bounded by State Street on the West, 39th Street on the North, Prairie Avenue on the East and 43rd Street on the South. The development consists of a variety of building types ranging from 3-flats and multi-unit buildings to townhomes in twenty-one building structures to be constructed on four parcels of vacant CHA owned Washington Park Homes properties, which will be ground leased at a nominal rent to Legends C-2, LLC for 99 years. The ownership entity, Legends C-2, LLC, consists of Legends C-2 Manager, LLC as Manager and/or managing member, and is owned equally by Michaels Chicago Holding Company, LLC and Brinshore Holding, LLC. The investor member will be TRGHT, Inc. and/or an affiliate of TRGHT, Inc. The subject Mixed Finance Proposal sets forth the financing structure for the Phase C-2 project, to which the CHA, Daniel E. Levin and The Habitat Company, LLC, as Gautreaux receiver, and other investors and lenders have agreed in principle. The total estimated development cost of Legends South - Phase C-2 Rental is \$32,452,846. The capital funds being requested for Phase C-2 are in addition to the HOPE VI funding committed by the Board. The development agreement projected that additional CHA funds would be required for Phase C, but only obligated the Authority to commit the remaining 1996 HOPE VI funding for Phase C.

RESOLUTION NO. 2007-CHA-115

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated August 15, 2007, requesting authorization to 1) submit a Mixed-Finance Proposal, Disposition Application and evidentiaries to the United States Department of Housing and Urban Development (HUD); 2) commit up to \$9,000,000 of Chicago Housing Authority (CHA) Funds to the Robert Taylor Phase C-2 rental redevelopment; 3) execute ground lease(s) for four parcels of CHA land to Legends C-2, LLC; and 4) take such other actions and execute other documents as necessary or appropriate to implement the foregoing.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY:

THAT, the Board of Commissioners authorizes the Chief Executive Officer or her designee to 1) submit a Mixed-Finance Proposal, Disposition Application and evidentiaries to HUD; 2) commit up to \$9,000,000 of CHA Funds to the Robert Taylor Homes Phase C-2 rental redevelopment; 3) execute ground lease(s) for four parcels of CHA land to Legends C-2, LLC; and 4) take such other actions

and execute such other documents as necessary or appropriate to implement the foregoing.

THAT, All acts of the officers, employees and agents of the Authority which are in conformity with the purposes and intent of this Resolution be, and the same hereby are, in all respects ratified, approved and confirmed.

(Item B12)

The resolution for Item B12 approves Granite Partners For Oakwood Boulevard Phase II LLC, as the selected development team for the Phase II homeownership area of the redevelopment of Madden Park/Ida B. Wells/Darrow Homes. Granite Partners For Oakwood Boulevard was the selected developer for Madden/Wells Homeownership Phase I and based upon sufficient justification by staff, it is in the best interest of the CHA to proceed with the same developer for Phase II. Granite Partners will be responsible for preparing funding applications, assembling financing, obtaining necessary approvals, construction, and managing the second homeownership phase of Madden/Wells. Madden/Wells Homeownership Phase II will consist of approximately 341 units; 159 units in phase IIA and 182 in phase IIB. A goal of approximately eighteen units will be allocated for CHA residents to purchase. This Phase II will provide diverse housing styles which include row houses, town-homes, and condominium units in one mid-rise, and 6-flat buildings.

Commissioner Young abstained from voting on Item B12 only.

RESOLUTION NO. 2007-CHA-116

WHEREAS, the Board of Commissioners has reviewed the Board letter dated August 15, 2007, requesting authorization to (1) approve Granite Partners For Oakwood Boulevard Phase II LLC, as the selected development team for the Phase II homeownership area of the redevelopment of Madden Park/Ida B. Wells/Darrow Homes (“Madden/Wells”); (2) enter into a development agreement and (3) execute other documents as necessary to implement the foregoing.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY:

THAT, the Board of Commissioners authorizes the Chief Executive Officer to (1) approve Granite Partners For Oakwood Boulevard Phase II LLC, as the selected development team for the Phase II homeownership area of the redevelopment of Madden Park/Ida B. Wells/Darrow Homes (“Madden/Wells”); (2) enter into a development agreement and (3) execute other documents as necessary to implement the foregoing.

The Omnibus Motion to adopt resolutions for Items B1 thru B3 and B5 thru B12 was seconded by Commissioner Ponce and the voting was as follows:

Ayes:	Martin Nesbitt Hallie Amey Dr. Mildred Harris Michael Ivers Bridget O’Keefe (abstained from voting on Item B1) Carlos Ponce Mary Wiggins Sandra Young (abstained from voting on Item B12)
-------	--

Nays:	None
-------	------

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Operations and Facilities Committee report was also accepted in total.

Commissioner O’Keefe, Chairperson of the Finance and Audit Committee, then presented her monthly report. Per Commissioner O’Keefe the Finance & Audit Committee held its regular meeting on Wednesday, September 12, 2007 at 2:40 p.m. at the 60 East Van Buren Corporate

offices. Staff presented the Committee with the Treasury and Cash Flow Report for the month of August 2007.

Commissioner O’Keefe then introduced a Motion for adoption of the Resolution for Item C1 discussed, voted and recommended for Board approval by the Finance and Audit Committee.

(Item C1)

The resolution for Item C1 approves adoption of the Interfund Borrowing Policy. The Interfund Borrowing Policy is intended to regulate the cash transfers between funds/programs/grants within the Authority. It will also ensure compliance with existing CHA policies, including Budget and Investment. In addition, it provides mechanism for monitoring and reporting all interfund borrowing transactions.

RESOLUTION NO. 2007-CHA-117

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated August 15, 2007 requesting adoption of the Interfund Borrowing Policy and concurs in the recommendation contained therein;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners repeals and rescinds any and all previously adopted Interfund Borrowing Policies, and resolutions related to the approval of such policy.

THAT, the Board of Commissioners adopts the Chicago Housing Authority Interfund Borrowing Policy dated August 7, 2007, effective immediately upon approval.

The Motion to adopt resolution for Item C1 was seconded by Commissioner Young and the voting was as follows:

Ayes: Martin Nesbitt
Hallie Amey
Dr. Mildred Harris
Michael Ivers
Bridget O’Keefe
Carlos Ponce
Mary Wiggins
Sandra Young

Nays: None

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolution adopted. The Finance and Audit Committee report was also accepted in total.

There being no further business to come before the Commissioners, upon Motion made, seconded and carried, the meeting of the Board of Commissioners was adjourned.

s/b: Martin Nesbitt
Chairperson

s/b: Lee Gill, Custodian and
Keeper of Records